

SAPP MICHELLE WENDY
PO BOX 6117
FERNANDINA BEACH, FL 32035-6117

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 90

Exterior Wall20FACE BRICK 10

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
0 0 100
0 0 100

BUD8 Adjustme Occupancy05DIST 1A 100
00NONE 100

Quality03Quality Level 03

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2029.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREAMARKET VALUE

BAS1,09210019931,092142,619

TOTALS1,0921,092142,619

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10811CONCRETE B0000884.00SF5.205.20100200020003773,540

20810CONCRETE A000048.00SF6.506.501001974197432475

30810CONCRETE A0001226312.00SF6.506.5010019741974324487

41242WD DECK A0002016320.00SF10.0010.0010020002000320640

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES0RSF-285.00151.001.00LT1.001.001.00215,000.00215,000.00215,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 215,000Market: 0Agricultural: 0Common: 215,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900011,092

TOT ADJ PTS120.7340

EFF. BASE RATE159.37

REPL. COST NEW174,032

AYB1974

EYB1985

ECON0

FNCT0

NORM018.05

% COND81.95

1 SNGL FAM - 0% - 0

Heated Area: 1092

HX Base Yr

BAS1993

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE142,619

TOTAL MARKET OB/XF VALUE4,742

TOTAL LAND VALUE - MARKET215,000

TOTAL MARKET VALUE362,361

SOH/AGL Deduction125,178

ASSESSED VALUE237,183

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE237,183

TOTAL JUST VALUE362,361

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE260,375

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSNCDSALE PRICE

0856/144111/24/1998WDQI63,900

GRANTOR:AUSTIN MELONY R

GRANTEE:SAPP MICHELLE WENDY

0458/01816/01/1985WDQI43,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S26 E42 N26\$.